



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0053-25

RECEIVED:

RECEIVED
david.fisher, 10/9/2025, 11:13:22 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Howell Plat

APPLICANT INFORMATION:

Landowner's name: Seth & Jessica Howell

Mailing address: [REDACTED]

City: Cusick

State: WA

Zip code: 99119

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe

Company name: Glahe & Associates, Inc.

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: (208) 265-4474

Fax:

E-mail: truxton@glaheinc.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 31

Township: 56N

Range: 5W

Parcel acreage: 10.00

Parcel # (s): RP56N05W318100A

Current zoning: Rural 5 (R-5)

Current use: Rural Residential (5-10 AC)

Comprehensive plan designation:

Within Area of City Impact:



Yes



No

If yes, which city?: Oldtown

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 5.00	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.00	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		
		☒ Yes ☐ No	

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	☐ Yes ☒ No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	☐ Yes ☒ No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	☐ Yes ☒ No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	☒ Yes ☐ No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	☒ Yes ☐ No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	☐ Yes ☒ No
Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
☒ Private Easement	☒ Existing ☐ Proposed
☐ Public Road	☐ Existing ☐ Proposed
☐ Combination of Public Road/Private Easement	☐ Existing ☐ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>Larsen Ln, 30' (Private?) easement Also, private gravel driveway.</u> _____ _____	
List existing access and utility easements on the subject property. _____ _____ _____	

SERVICES:

Which power company will serve the project site?

Which fire district will serve the project site? West Pend Oreille Fire

Sewage disposal will be provided by:☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: Individual Septic System

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

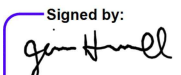
☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Individual Well Water System

Note: Please attach the necessary proof of urban services if required.

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Signed by: 
 Landowner's signature: _____ Date: 10/9/2025
 F342449B4BD6401...

Signed by: 
 Landowner's signature: _____ Date: 10/9/2025
 44FC3805C0864F3...

HOWELL PLAT

LYING IN A PORTION OF THE SE 1/4 OF SECTION 31,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- PREVIOUSLY SET 5/8" REBAR AND CAP, PLS 14879
- PREVIOUSLY SET 5/8" REBAR AND CAP, PLS 13548
- FOUND YELLOW PLASTIC CAP, LS 7046
- FOUND 1 1/2" COPPERWELD
- FOUND 3 1/4" ALUMINUM CAP
- CALCULATED POINT, NOTHING SET
- SLEEP HOLLOW ESTATES, BK. 9, PL. 132 OF PLATS, 11/20/2008.
- RECORD OF SURVEY BY PLS 13548, INST. NO. 845019, 5/20/2013.
- RECORD OF SURVEY BY PLS 13548, INST. NO. 846885, 7/9/2013.
- RECORD OF SURVEY BY PLS 14879, INST. NO. 844300, 8/26/2020.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 160170806E, EFFECTIVE 11/16/2006.

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING LIST OF RECORDS RELATES TO THIS SURVEY. THE PUBLIC CERTIFICATE FILE NO. 1024220, GUARANTEE NO. 505050-1024220, DATED JULY 24, 2023.
1. THE RIGHT OF THE EGRESS IN AND TO ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, BK. 42 OF DEEDS PG. 86, JANUARY 17, 1940.
 2. TERMS, COVENANTS, CONDITIONS, AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, INST. NO. 134210, JULY 1, 1971.
 3. TERMS, COVENANTS, CONDITIONS, AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, INST. NO. 152328, SEPTEMBER 11, 1973.
 4. A ROAD RIGHT OF WAY EASEMENT, INST. NOS. 286764, 286765, 286766, 286767, 286768, 286770, 286771, MAY 24, 1984.
 5. STATEMENT OF INTENT TO DECLARE MANUFACTURED HOME REAL PROPERTY, INST. NO. 1024220, AUGUST 21, 2023.

PLEASE RECORDING
LABEL HERE



SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MAJOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 104070, RECORDED AT BONNER COUNTY, TAKING SAID LOT AND DIVIDING INTO TWO (2) CONFORMING LOTS.
- 2) DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) EPOCH. BEARINGS WERE OBTAINED FROM THE GPS CONTROL POINTS AND MONUMENTS USED. (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (GAP) OF 1.00006879. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0.9555" AT THE EAST QUARTER OF SECTION 31.

Section				Township				Range				Meridian				County				State			
31				56				N				W				BOISE				IDAHO			
PROJECT # 23-108 HOWELL				Per Date: 10/17/2023				DRAWING NAME: 23-108 HOWELL - 10/17/2023				DRAWING NO. 208-205-1474				Sheet: 1 of 2							
HOWELL PLAT																GLAHR & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandwich, MA 01964 508-285-1474				Scale: 1"=250' Checked By: TLAG Drawn By: TLAG			

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT SETH HOWELL AND JESSICA HOWELL, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS "HOWELL PLAT" BEING A PORTION OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SETH HOWEL

DATE _____

JESSICA HOWELL

DATE _____

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025.

PLANNING DIRECTOR

ACKNOWLEDGMENT

STATE OF _____, 2025, BEFORE ME, THE
COUNTY OF _____ DAY OF _____
ON THIS _____ PERSONALLY APPEARED SETH HOWELL, KNOWN OR
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING
INSTRUMENT.

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEITH HOWELL, KNOWN OR
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING
INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____, 2025, BEFORE ME, THE
COUNTY OF _____, DAY OF _____, PERSONALLY APPEARED JESSICA HOWELL, KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

ON THIS DAY OF , 2025, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JESSICA HOWELL, KNOWN O
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING
INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "HOWELL PLAT" AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE _____

PANHANDLE HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

WATER SERVICE:	WATER IS PROVIDED BY PRIVATELY OWNED WELL	WATER SYSTEM
SEWER SERVICE:	SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM	

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

RECORDED'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF _____
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER

BY DEPUTY

\$_____

[illegible]